



March 6, 2023

**COUNTING OF BALLOTS PLANNED  
ON MARCH 9, 2023 (6PM) AT MEETING;  
BOARD MEETING WILL BE VIA ZOOM;  
ZOOM INSTRUCTIONS GIVEN**

At the January Annual Meeting, there were 4 nominations for the 2 positions available on the Board. (One candidate subsequently decided not to run.) Consequently, on or around January 18<sup>th</sup>, a secret ballot was mailed out to owners to cast their vote.

The original counting date was February 23<sup>rd</sup> but, unfortunately, there were not enough ballots. Therefore, the tallying of the ballots was delayed until March 9<sup>th</sup>.

If you have not done so, please review the instructions and immediately vote accordingly. Please promptly return your ballot in the envelope provided. **On March 9<sup>th</sup>, if there are enough valid ballots, the Inspector of Elections, Tom Doty, will open and count the ballots.** Otherwise, the Association will extend the deadline until a quorum can be achieved. At this time, it appears that the Association has sufficient ballots to count.

The Board Zoom Meeting invitation....

The Zoom link is below: Join Zoom Meeting  
<https://ucsb.zoom.us/j/95672538616>

**Meeting ID: 956 7253 8616**

**Passcode: 71139**

You can also call by dialing:

**+1 669 900 6833** (Hit \*6 to unmute)

From a laptop or computer:

1. On your web browser navigate to [zoom.us/join](https://zoom.us/join)
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

From a phone:

1. Dial into the number listed above.
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Hit \*6 to unmute.

The meeting will not require that attendees register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

**BOARD MEETING SCHEDULED VIA ZOOM**

The next Board Meeting is scheduled for **March 9, 2023, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

**Meeting ID: 956 7253 8616 with Passcode: 71139**

Telephone: 669-900-6833



**MULCH APPLIED**

As part of the regular maintenance with the landscape, recently, the Association had mulch applied throughout the Development. The mulch will help in retaining moisture and minimize the weeds.

**ANNUAL TREE TREATMENT PLANNED**

To keep our beautiful eucalyptus trees healthy and look well, Santa Barbara Pest Control will be treating the trees with deep fertilization. There's nothing that the residents must do.

**WORK TO START AGAIN WITH HOLLISTER PERIMETER FENCE**

After taking some time off for the holidays and due to the rains, the replacement of the front fence is scheduled to start again later on this month, weather permitting.

Additionally, the unpainted fence section (right of the entry auto gate as you enter the complex) is scheduled to be painted in the near future. Once the weather cooperates, Affordable Painting will be doing the prep work and actual painting.

**CORRECTIVE ACTIONS FOR 7632 SAGGING FLOOR PLANNED FIRST PART OF APRIL**

The Association has received the building permit from the City to proceed with the work. At this time, the basic prep work under the building has been done. It looks like the remaining work will begin sometime the first week in April. Notices will be given when the time comes. Please stay tuned.

**SMOKING IN UNIT PROHIBITED; DESIGNATED SMOKING AREAS PROVIDED**

For your neighbors' sake, the Board has banned all smoking in the units. All smoking must be done at the various designated areas which are outside and away from the buildings. If you must smoke, please be aware that the Board installed these smoking sections with smokers in mind. Smoking inside with the vent fan on will only transfer the smoke into a different unit. Smoking is bad for one's health and one's neighbor's health as well.

**CHECKING YOUR INSURANCE COVERAGE RECOMMENDED**

Reviewing and updating your insurance coverage is always a good idea. Even though the Association has insurance (fire & earthquake with certain deductibles), each unit should carry its own

insurance. As an example, if your unit is above another unit and there's a leak originating from yours, please make sure that your insurance will cover the damage caused by your leak. Also, if you rent your condo, you are strongly recommended to have insurance to cover in case someone slips and fall inside your unit. While at it, please ask your insurance agent about "loss assessment" insurance coverage. If you need a copy of the Association insurance policy, please call the number below for an emailed copy.

**PARKING REMINDER**

As a reminder, here are the parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;
- All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- There is a maximum of two vehicles per Unit that may be parked in the Grove;
- Parking in Red Zones & Fire Lanes is not permitted. These red painted curbs are tow-away zones, do not leave your vehicle parked and unattended as it may be subject to towing at the owner's expense.
- All vehicles parked in the complex must physically fit within our painted parking stalls, and not overlap into adjacent stalls.

Thank you in advance to the residents of 7632 for your patience. Please stay tuned.

**CALLING POLICE URGED WHEN SEEING TRESPASSERS AT POOL**

If you notice strange people at the pool facilities (especially before 7AM), please promptly give the Police a call. Most likely, they may have jumped the fence and spent the night there. Confronting them directly is not recommended. So, please call the Police. If you're able, please snap a photo or 2 of the trespassers with your phone. Thank you.

**ELEVATED WALKWAYS INSPECTION REQUIRED**

A few years ago, State law requires all elevated walkways (above 6') must be inspected by December 31, 2024. The Assoc is obtaining bids for the Board to consider.

**NO DOGS ALLOWED OVER 25 LBS;  
DOG MUST BE CONTROLLED BY LEASH  
PLEASE PICK UP AFTER YOU DOG**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

For the sake of everyone's safety in the dogs, all dogs in the common area must be controlled by a leash. In other words, no loose dogs.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

Lastly, as a courtesy to your neighbors, please immediately pick up your pet waste and properly dispose of it. Thank you.

**DEHUMIDIFIER SUGGESTED**

If you live in a unit where there is little sun light during this time of the year or your unit is on the garden level, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or the musty smell in your unit.

**NO SHORT-TERM RENTALS ALLOWED**

As a reminder, due to the potential problems with the revolving door of new people constantly coming and out of a unit, the Association policy prohibits short-term rentals like AirBnB. Owners of units posting and renting on AirBnB (or similar sites), are breaking the Association rules and are subject to being fined. In addition, you may be breaking the City Ordinance as well. Thank you for being considerate to your neighbors.

**CALL THE GAS CO TO CHECK FURNACE**

As the cooler weather is upon us, to beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Each unit is responsible for its own furnace repair or replacement.

**UPDATING THE BYLAWS & CC&R'S  
STILL IN THE WORKS**

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to owners for review.

**QUIET HOURS EMPHASIZED**

Now that warm weather is upon us, many residents will have their windows and sliders open to air out their units. Therefore, noise from one unit to the next will be easily heard.

The quiet hours are from 10pm to 8am. During these hours, please refrain from doing laundry, vacuuming, power hand tools, loud music or entertainment, etc. Additionally, if you are making improvements in your unit, please only do the work between 8:30AM and 5PM during the week and not on the weekends. As a courtesy, please notify your neighbors of your plans.

**REPORT MAINTENANCE ISSUES TO OUR  
MANAGEMENT**

If you have a maintenance issue, it's best to call or you can email to James Nguyen.

[JamesN@Bartlein.com](mailto:JamesN@Bartlein.com)

**(805) 569-1121 ext. 204**

**Please call for faster response!**

All emails are subject to be forwarded to the Board for review (Phone calls preferred).

**HARD FLOORS REQUIREMENT**

If you are considering installing hard flooring in your unit, please check with the Board first before installation. The Board is requiring all hard flooring meet the current building code as stated below:

**SOURCE:**

FROM: California Building Code  
2019 <https://up.codes/viewer/california/ibc-2018>

**1206.3 Structure-Borne Sound**

Floor-ceiling assemblies between [dwelling units](#) and [sleeping units](#) or between a [dwelling unit](#) or [sleeping unit](#) and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492.

Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

**Exception:** Impact sound insulation is not required for floor-ceiling assemblies over non habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

### **WIPES DO NOT GO DOWN IN PIPES**

Due the COVID-19 pandemic, many people are having to stay home and using wipes to sanitize their homes. Please remember that wipes and paper towels are to be thrown in the trash and NOT flushed down the toilet. Otherwise, sewer backups will result.

Even if you see on the label that states “flushable” or “septic-safe”, please ignore the notice and discard the wipes in the trash cans.

Only toilet paper and human waste should be flushed down the toilet. Thank you.

### **REPORT BURNT OUT LIGHT BULBS**

For efficiency's sake, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **THINKING OF REMODELING?**

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval.

Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE**

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

### **OWNERS ARE RESPONSIBLE FOR THEIR TENANTS & GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website [www.eucalyptusgrove.org](http://www.eucalyptusgrove.org). Thank you in advance for informing your renters, guests, etc. of the Association expectations.

### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to [info@clineagency.com](mailto:info@clineagency.com)).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage may have a higher amount. You should speak with your insurance



agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$35.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules.

### **PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

### **CAR WASH AREA CLOSED INDEFINITELY**

Due to the drought and lack of care by some residents, the car wash area is closed indefinitely. The Board will closely monitor the situation.

### **OWNER CONTACT INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the

Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

### **BOARD MEETING SCHEDULED; AGENDA ENCLOSED;**

The next meeting is **March 9, 2023**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Association website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

You must wear a face covering at the Meeting. Thank you. If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.



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